



GUIDELINES

for the

KENWOOD COURT

Historic and Cultural Landmark Subdistrict

PURPOSE

These Guidelines shall preserve, protect and direct the future use and development of Kenwood Court, discouraging alterations and modifications that would detract from the character, tranquility, compatibility and natural beauty of this unique East Fort Worth neighborhood.

The Guidelines shall encourage proper land use transitioning and adequate buffering between commercial and residential areas and discourage commercial expansion and encroachment into any residences along Kenwood Court.

The residences covered by these Guidelines shall be those numbered:

4218, 4221, 4228, 4229, 4232, 4233, 4237, 4300, 4301, 4303, 4308, 4312, 4316, 4320, and 4321 Kenwood Court.

RESIDENTIAL CRITERIA GUIDELINES

All new buildings and additions shall be constructed to a height and number of stories which are consistent and compatible with the height and number of stories of existing buildings or structures within the Kenwood Court neighborhood.

Consideration must be given to the historic precedence for previous site configuration. In as much as out buildings such as garages and storage buildings are historically set upon lot lines along Kenwood Court, these Guidelines shall consider these configurations to be proper for new additions, infill and new infill construction.

The front yard shall be defined as a yard across the full width of a lot extending from the front line of the main building to the front street line of the lot.

The use of the front yard shall be reserved for botanical landscaping with the purpose of integrating the residence and out building(s) on the lot with the natural beauty of the street and the adjacent residences there.

The only paving allowed in the front yard shall be: a) a paved walkway from the front line of the lot to the front entry of the structure. The walkway shall not be wider than the width of the entry steps and in no instance shall the walkway exceed a maximum width of six (6) feet; and b) a paved walkway from the driveway to the front entry. Such walkway shall not exceed a maximum width of four (4) feet.

In no instance shall the front yard of any lot be paved or graveled except for a single driveway and/or walkways.

There shall be no front yard area designated as a vehicle parking area or paved as such, except for a single driveway.

Because sidewalks do not now exist along any lot on Kenwood Court, there shall be no installation of city sidewalks, parallel with and along the front lines of any lot on Kenwood Court.

Fluorescent and metallic colors shall not be permitted on the exterior of any residence along Kenwood Court. Appropriate colors are to be used which are complementary to the overall character and to colors of the residences of Kenwood Court.

Outdoor lighting shall be installed and maintained with consideration given to both its aesthetic contribution to the residence and its function for safety and protection. Every effort shall be made to install only decorative lighting fixtures, free-standing and fixed to structures, which are compatible in style and general appearance with the residence to which it belongs. Outdoor lighting fixtures that emit incandescent light shall be preferred over those emitting less traditional lighting, such as fluorescent or neon light.

Relocation of structures shall be defined as moving a structure within the Kenwood Court neighborhood from one site to another, or moving a structure from outside Kenwood Court into the neighborhood, or moving a structure outside of Kenwood Court.

Relocated structures shall be rebuilt in compliance with these Guidelines to retain and maintain the original character of the neighborhood.

A structure may be relocated into the Kenwood Court neighborhood if it is of similar character in terms of color, material and general compatibility with existing structures along Kenwood Court.

A structure may be moved from one site to another within and along Kenwood Court if the structure will be compatible with the building adjacent to the new location in style, height, scale, materials, and setback; and the relocation of the building will not result in a negative visual impact on the site and surrounding structures from which it is removed.